

1987 MARCH 30

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, 1987 March 30 at 6:30 p.m.

PRESENT: Mayor W.A. Lewarne (In the Chair)  
Alderman R.G. Begin  
Alderman D.P. Drummond (6:49 p.m.)  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman V.V. Stusiak  
Alderman S.G. Veitch

ABSENT: Alderman A.H. Emmott

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 6:30 p.m.

1. FROM GENERAL COMMERCIAL DISTRICT (C3) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND METROTOWN DEVELOPMENT PLAN GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 25, 1987" - BYLAW NO. 8735

Rezoning Reference #8/87

Lots 9 & 10, D.L. 152, Plan 4932; Lot "D", D.L. 152, Plan 12232; Lot 58, D.L. 152, Plan 40837

4940 Kingsway and 6470/86/96 Nelson Avenue - located in the majority of the block bounded by Kingsway, Nelson Avenue, Bennett Street and Marlborough Avenue.

The purpose of the proposed rezoning bylaw amendment is to accommodate expansion of the existing development including construction of a six-storey office building.

A letter dated 1987 March 23 was received from Mr. Fred J. Jaremchuk, Vice President, General Equities of Canada Ltd., 700 - 1190 Melville Street, Vancouver, B. C., V6E 3W1 expressing his opposition to this rezoning application.

Mr. Stan Milacek, 6403 Buckingham Drive, then addressed the members of Council and advised that he is representing the owner of this property, Mr. John Jambor. The speaker stated that the intent of the proposed rezoning application is to integrate the existing plaza development with new development while expanding the facilities already serving existing development. This plan is dependent upon the closure of the lane immediately north of Bennett Street and east of Nelson Avenue. The proposal allows for access and egress to the site to come from Bennett Street and also provides additional parking and landscaping. In addition, it is anticipated that once this development is completed it will provide approximately 300 jobs.

In conclusion, Mr. Milacek advised that the Planning Department supports the lane closure and subsequent consolidation with this plan and requests Council's support for this rezoning application.

Mrs. Helen H. Kalyk, 7345 Punnett Close, then addressed the members of Council and advised that both she and her husband are adamantly opposed to the proposed lane closure due to the adverse affect this would have on their property located at 6446 Nelson Avenue. The speaker was of the opinion that the closure of this lane would adversely penalize existing long time owners who are not against this rezoning application but wish to cooperate to ensure that the lane remains open until such time as other property in the immediate area can be developed.

In conclusion, Mrs. Kalyk further stated her opposition to the proposed lane closure for this development.

Alderman Drummond entered the Council Chamber at 6:49 p.m. and took his place at the Council table.

Mr. Nick Kalyk, 7345 Punnett Close, then addressed the members of Council and advised that if the plan proceeds with the proposed lane closure, it would force the vehicles servicing the building at 6446 Nelson Avenue to load/unload on Nelson Avenue. The continued servicing of this property is dependent upon the lane remaining open.

In response to a query from a member of Council as to whether the delegation was prepared to meet with the developer in order to come to an amicable agreement, Mr. Kalyk stated that he was prepared to do so.

In conclusion, Mr. Kalyk further stated that he is not opposed to the proposed rezoning except for the planned lane closure.

Mr. Brian Meakin, Turner, Meakin Management Co. Ltd., 200 - 1682 West 7th Avenue, Vancouver, then addressed the members of Council and advised that he was acting as the agent for the owners, E.E. Chesko and B.H. Goldstein, of 4900 Kingsway and 6450 Nelson Avenue. Mr. Meakin stated that the essential elements to which his clients object remain the same as those expressed at a previous Public Hearing held on 1986 November 25, Rezoning Reference #102/86, which are as follows:

- 1) The permitted twenty percent parking relaxation was designed to encourage development in the Metrotown area but in this particular case further aggravates an already existing parking problem.
- 2) The proposed lane closure would terminate access to Bennett Street from his client's properties which may require a future commercial crossing on to Kingsway and an additional vehicle access off of Nelson Avenue. This would only further congest traffic circulation with a critical impact on pedestrian safety.

Mr. Meakin further stated that without the benefit of a lane, the option for loading and unloading trucks becomes extremely limited.

In conclusion, Mr. Meakin stated that he is opposed to this rezoning application.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing (Zoning) do now adjourn and will reconvene at the conclusion of the regular Council Meeting this evening."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:00 p.m.

The Public Hearing (Zoning) reconvened at 9:58 p.m. with Alderman Emmott absent.

Mr. Sid Newcome, 1878 Southmere Crescent, White Rock, then addressed the members of Council and advised that the proposed lane closure would facilitate development of the overall site.

Mr. Stan Milacek, 6403 Buckingham Drive, again addressed the members of Council and with the aid of artist renderings showed the apparent ease with which delivery trucks would be able to access and egress the site. In addition, Mr. Milacek stated that his client, Mr. John Jambor, does not wish to obstruct the development of the remaining properties in the area.

Mr. Nick Kalyk, 7345 Punnett Close, again addressed the members of Council and expressed extreme concern with the proposed lane closure and requested that the status of the lane be left in its present situation.

Mrs. Helen Kalyk, 7345 Punnett Close, again addressed the members of Council and requested that the lane remain open.

Mr. Edward Chesko, 1080 Haywood Avenue, West Vancouver, then addressed the members of Council and advised that he is opposed to the proposed lane closure.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4940 Kingsway and 6470/86/96 Nelson Avenue from General Commercial District (C3) and Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) (Based on C3 General Commercial District and Metrotown Development Plan Guidelines).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #8/87 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing (Zoning) do now adjourn."

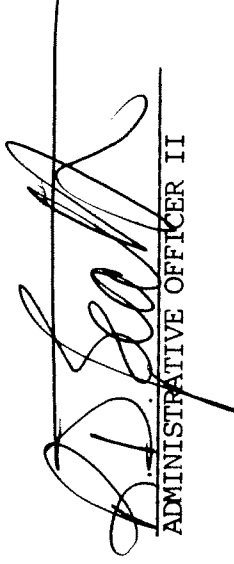
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:37 p.m.

CONFIRMED:

CERTIFIED CORRECT:

  
MAYOR

  
ADMINISTRATIVE OFFICER II

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

MONDAY, 1987 MARCH 30 AT 6:30 P.M.

in the Municipal Hall, 4949 Canada Way, Burnaby, B. C. V5G 1M2, to receive representation in connection with the following proposed amendment to "Burnaby Zoning Bylaw 1965":

1. FROM GENERAL COMMERCIAL DISTRICT (C3) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND METROTOWN DEVELOPMENT PLAN GUIDELINES)  
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The purpose of the proposed rezoning bylaw amendment is to accommodate expansion of the existing development including construction of a six-storey office building.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be received after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning application are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B. C. during regular business hours from Friday, 1987 March 06 to 4:30 p.m. on Monday, 1987 March 30.

C.A. Turpin  
MUNICIPAL CLERK